877

Matt —

(bill to Little Harbor @gmail.com)

$50 log time

Doug Greene

1) Portsmouth
27 Albany St
Friend under agreement
for chiropractic office
personal office space
1) exis conditions

2) Walton Rd —
1 sketch moved to 792

3) Drakeside
2 notes to 907

Little Harbor Consulting

Pick up packet
look at 1 Dumas
get taxes

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

E # 21007369 02/02/2021 10:45:50 AM
Book 6231 Page 231 Page 1 of 3
Register of Deeds, Rockingham County

Return to:
Albany Mercantile, LLC
540 Marcy Street
Portsmouth, NH 03801

LCHIP	ROA543276	25.00
TRANSFER TAX	RO103772	8,625.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Marga M. Coulp, Trustee of the Marga M. Coulp Revocable Trust of 2000, of 55 Elm Street, Effingham, County of Carroll and State of New Hampshire, for consideration paid, grants to Albany Mercantile, LLC, a limited liability company organized and existing pursuant to the laws of the State of New Hampshire, doing business with an address of 540 Marcy Street, Portsmouth, County of Rockingham, and State of New Hampshire, with Warranty Covenants, the following described real estate:

A certain parcel or lot of land with the buildings thereon on the Northeasterly side of Albany Street, so-called in Portsmouth, County of Rockingham and State of New Hampshire, more particularly bounded and described on Schedule A attached hereto and made apart hereof:

Being the same premises conveyed to Marga M. Coulp, Trustee of Marga M. Coulp Revocable Trust of 2000 by deed of Marga M. Coulp, dated November 21, 2000, and recorded in the Rockingham County Registry of Deeds at Book 3524, Page 2570.

TRUSTEE CERTIFICATION

I, Marga M. Coulp, of 55 Elm Street, Effingham , County of Carroll and State of New Hampshire, hereby certify as follows:

1. That I am the Trustee of the Marga M. Coulp Revocable Trust of 2000.

2. That I, as Trustee of the Marga M. Coulp Revocable Trust of 2000 have full and absolute authority and power to deed and convey real estate.

4. That as Trustee I have all rights and authority to deal with any real estate now owned by the Trust or acquired by the Trust in the future, to convey same, mortgage same or encumber same and no third party, under the terms of said Trust Agreement, needs to obtain any further evidence of the authority of the Trustee to deal with such real estate other than the representation of the Trustee, nor does any third party, under the terms of the Trust Agreement, need to look to the application of any proceeds of any such sale, conveyance or mortgage.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of January, 2021.

Witness

Marga M. Coulp

Marga M. Coulp, Trustee of the
Marga M. Coulp Revocable Trust of 2000

State of New Hampshire

County of Rockingham January 29, 2021

Personally appeared the above-named Marga M. Coulp, Trustee of the Marga M. Coulp Revocable Trust of 2000, known to me, and acknowledged the execution of the foregoing deed and Certification to be her free act and deed and for the purposes therein contained, before me,

My commission expires:

Notary Public/Justice of the Peace

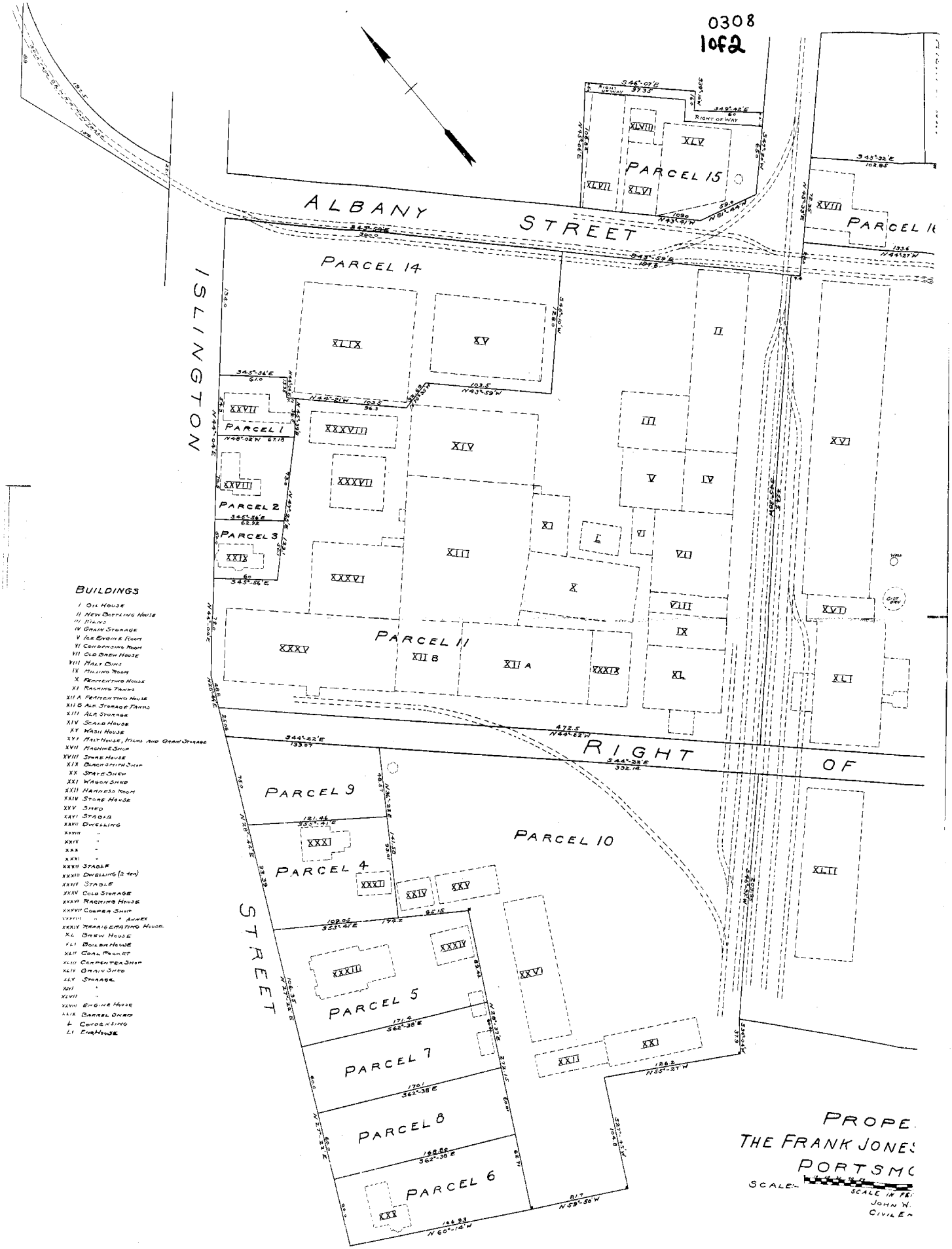
KRISTEN LYNNE PETERSON
STATE OF
-MY-
COMMISSION
EXPIRES
JANUARY 10,
2023
NEW HAMPSHIRE
COMMISSIONER OF DEEDS

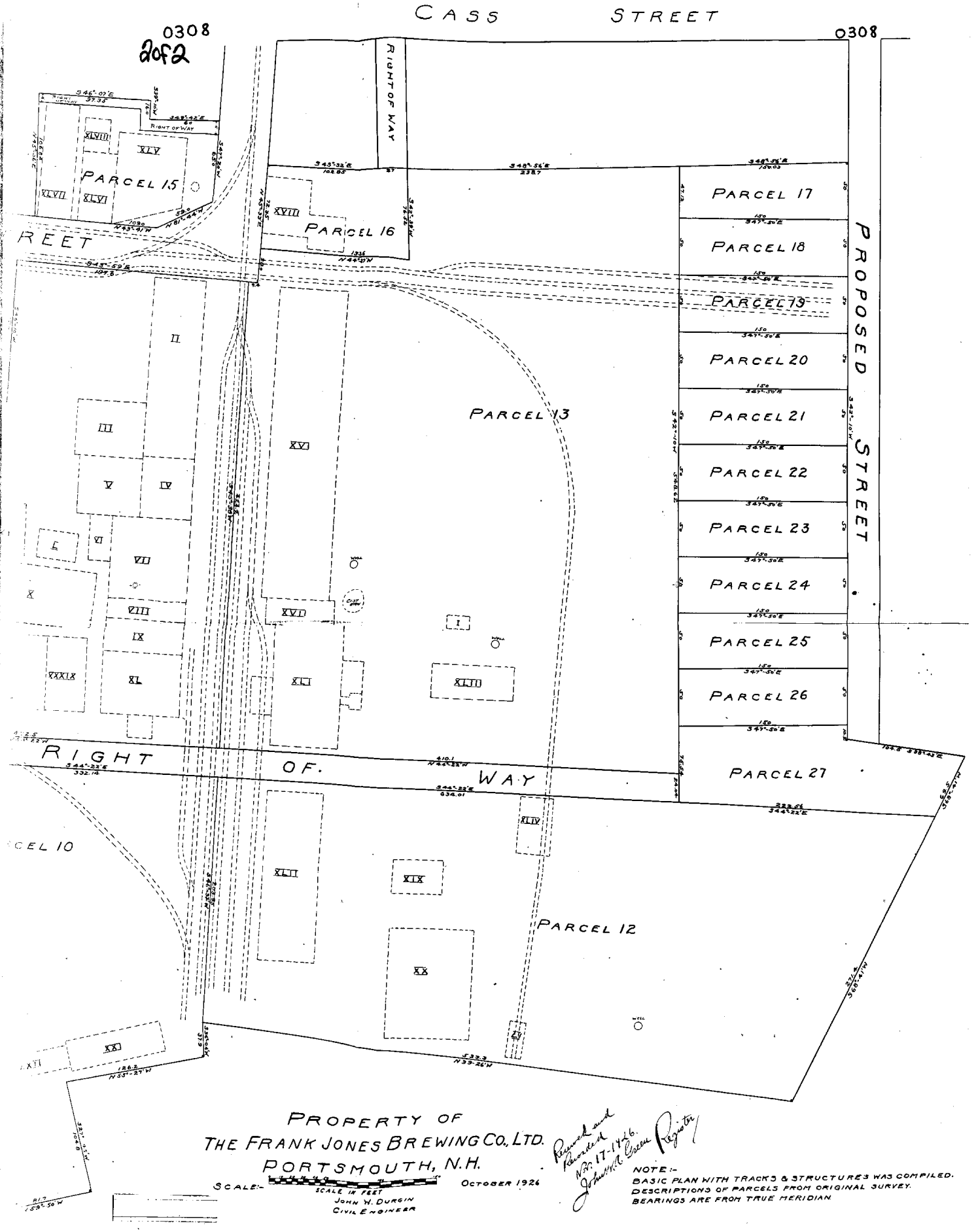
SCHEDULE A

A certain parcel or lot of land with the buildings thereon on the Northeasterly side of Albany Street, so-called in Portsmouth, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point at or near the Northeasterly sideline of Albany Street at land now or formerly of MB Foster Electric Company; thence proceeding North 43° 2()1 West for a distance of ninety (90) feet, more or less, to a point at land now or formerly of Howard W. Sibson, William H. Copeland and Helen D. Flynn; thence turning and running North 46° 40' East along land of the said Howard W. Sib son, William H. Copeland and Helen D. Flynn for a distance of sixty-eight and fifty-seven hundredths (68.57) feet, more or less, to a point at land now or formerly of Mary Murphy; thence turning and running South 44° 10' East in part by land of said Murphy and in part by land of Michael and Carol Scahill for a distance of nine and eighty-four hundredths (9.84) feet, more or less; thence turning and running South 42° 49' East in part by land of said Scahill and in part by land of MB Foster Electric Company for a distance of seventy-nine and seventy-five hundredths (79. 75) feet, more or less, to a point; thence turning and running South 46° 19' West along land of said MB Foster Electric Company for a distance of sixty-eight (68) feet, more or less, to the point which marks the place of beginning.

0308
1042


ALBANY STREET
ISLINGTON STREET
RIGHT OF
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
PARCEL 7
PARCEL 8
PARCEL 9
PARCEL 10
PARCEL 11
PARCEL 14
PARCEL 15
PARCEL 16
BUILDINGS
I Oil House
II New Bottling House
III Kilns
IV Grain Storage
V Ice Engine Room
VI Condensing Room
VII Old Brew House
VIII Malt Bins
IX Milling Room
X Fermenting House
XI Racking Tanks
XII A Fermenting House
XII B Ale Storage Tanks
XIII Ale Storage
XIV Scale House
XV Wash House
XVI Malt House, Kilns and Grain Storage
XVII Machine Shop
XVIII Store House
XIX Blacksmith Shop
XX Stave Shed
XXI Wagon Shed
XXII Harness Room
XXIV Store House
XXV Shed
XXVI Stable
XXVII Dwelling
XXXII Stable
XXXIII Dwelling (2 fam)
XXXIV Stable
XXXV Cold Storage
XXXVI Racking House
XXXVII Cooper Shop
XXXIX Refrigerating House
XL Brew House
XLI Boiler House
XLII Coal Pocket
XLIII Carpenter Shop
XLIV Grain Shed
XLV Storage
XLVII Engine House
XLIX Barrel Shed
L Condensing
LI Fire House
PROPE
THE FRANK JONES
PORTSMO
SCALE:-
JOHN W.
CIVIL E



PROPERTY OF
THE FRANK JONES BREWING CO., LTD.
PORTSMOUTH, N.H.

SCALE:- SCALE IN FEET

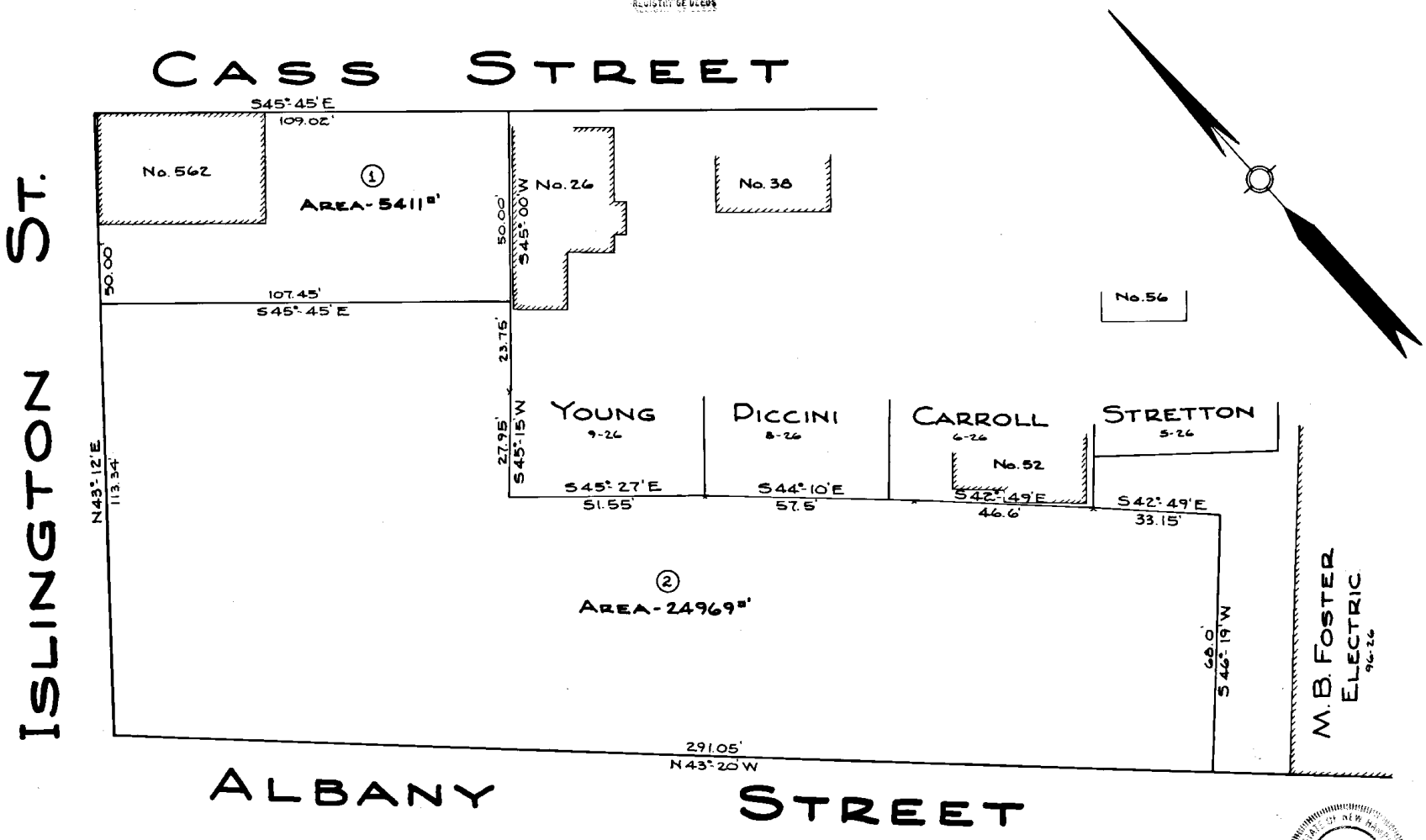
OCTOBER 1926

JOHN W. DURGIN
CIVIL ENGINEER

Received and Recorded Nov. 17-1926. John W. Green Register

NOTE:-
BASIC PLAN WITH TRACKS & STRUCTURES WAS COMPILED.
DESCRIPTIONS OF PARCELS FROM ORIGINAL SURVEY.
BEARINGS ARE FROM TRUE MERIDIAN

OCT 21 9:32 AM '75 Oct 21 9 32 AM '75 19330



ROBERT G. DURGIN No. 11 THE STATE OF NEW HAMPSHIRE REGISTERED LAND SURVEYOR

ZONE-GENERAL BUSINESS

SUBDIVISION OF LAND

PORTSMOUTH, N.H.

FOR

TACCETTA CHEVROLET INC.

SCALE: 1 INCH = 20 FEET OCTOBER 1975

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION

C-5501

APPROVED FOR RECORD

E. Warren Clarke 10-16-75

PORTSMOUTH PLANNING BOARD-CHAIRMAN

FILE No. 1225
PLAN No. 4121-1

City of Portsmouth

Mar 27 8 47 AM '81 05541

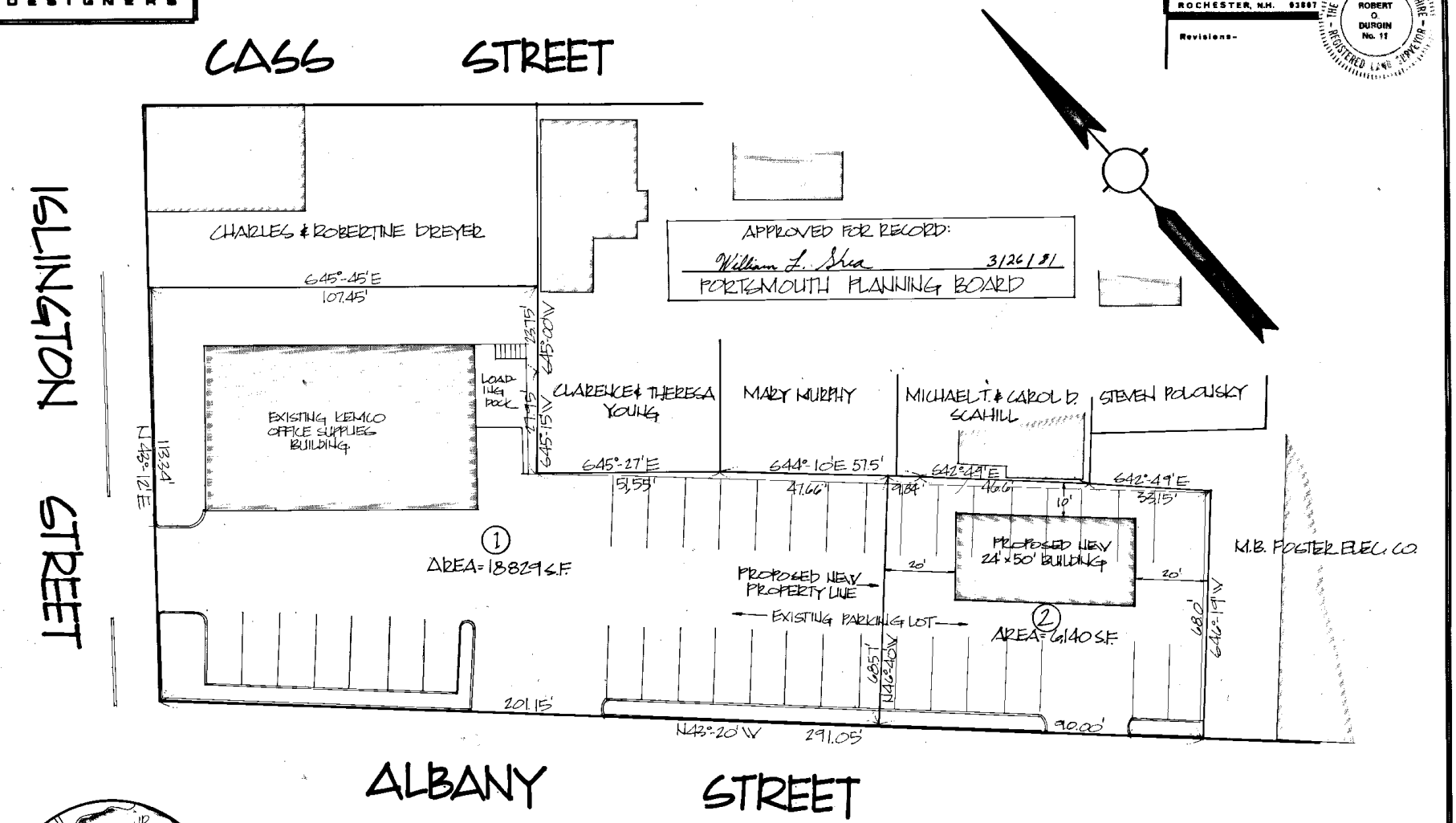
ENGINEERS SURVEYORS DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.
ESTABLISHED 1919

608 GREENLAND ROAD
PORTSMOUTH, N.H. 03801
1 WAKEFIELD STREET
SUITE 204
ROCHESTER, N.H. 03867

Revisions-

THE STATE OF NEW HAMPSHIRE
ROBERT O. DURGIN No. 11
REGISTERED LAND SURVEYOR



LOCATION MAP

NOTE: SURVEY INFORMATION TAKEN FROM PLAN NO 4121-1 PREPARED BY THIS OFFICE OCTOBER 1975

PROPOSED SUBDIVISION OF LAND FOR:

SIBSON, COPELAND AND FLYNN

PORTSMOUTH, NEW HAMPSHIRE

SCALE: 1 INCH = 20 FEET

MARCH 17, 1981

FILE NO. 1225
PLAN NO. 4772

ZONE: GENERAL BUSINESS

20 0 20 40 60 80 FEET
10 0 10 20 METERS

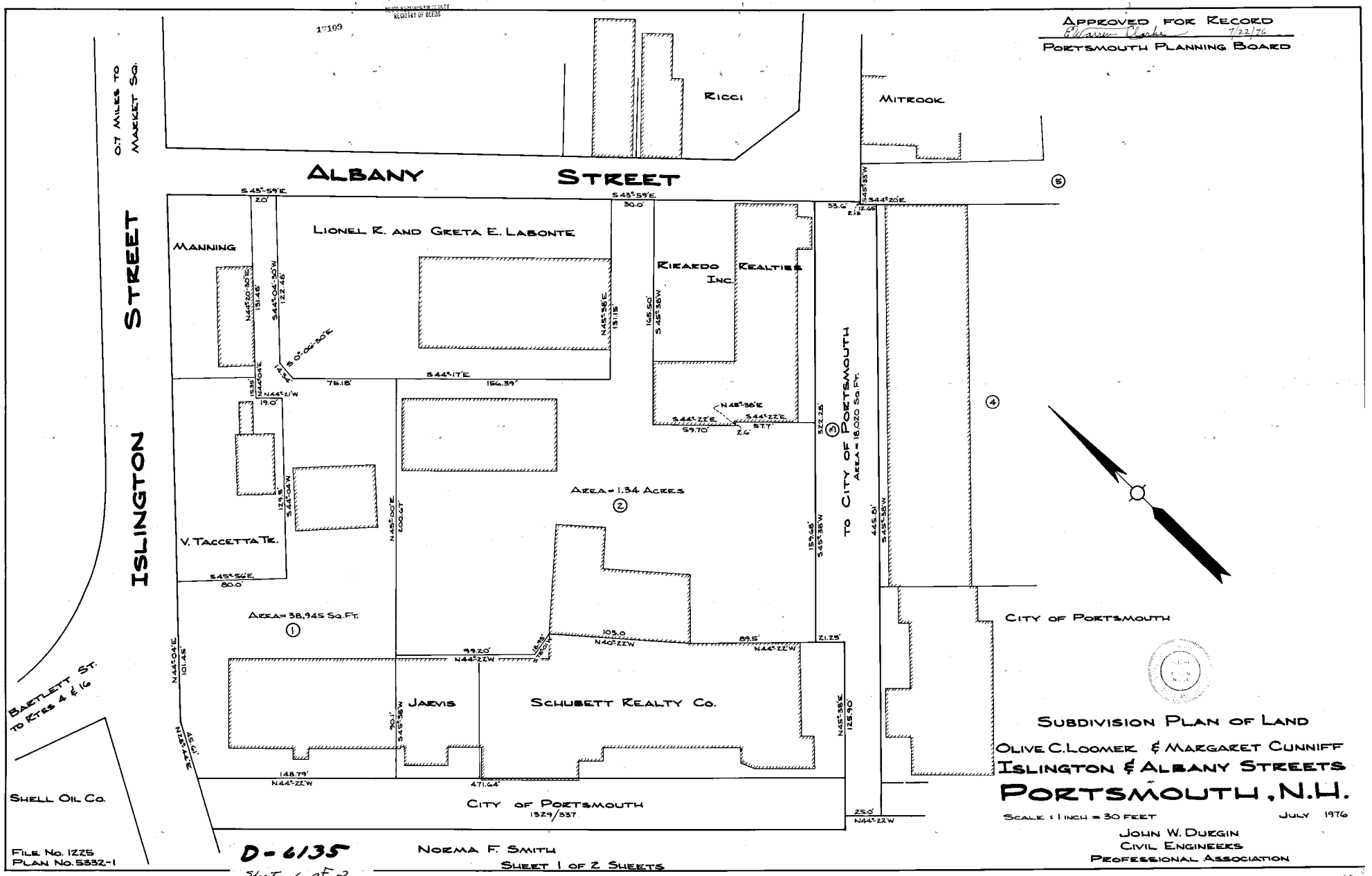
C 10070

City of Portsmouth + 1

'76 JUL 27 AM 11:10
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

1"=100'

APPROVED FOR RECORD
E. Warren Clarke 7/22/76
PORTSMOUTH PLANNING BOARD



SUBDIVISION PLAN OF LAND
OLIVE C. LOOMER & MARGARET CUNNIFF
ISLINGTON & ALBANY STREETS
PORTSMOUTH, N.H.
SCALE: 1 INCH = 30 FEET JULY 1976

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION

FILE NO. 1225
PLAN NO. 5332-1

D-6135
Sheet 1 of 2

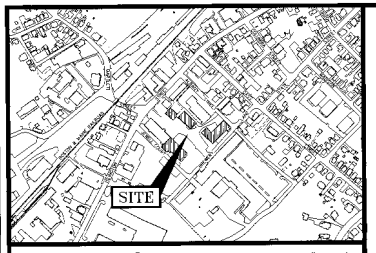
NORMA F. SMITH

SHEET 1 OF 2 SHEETS

C/H
L-CHIP
ROA190501

003410

2013 JAN 18 PM 3:14



LOCATION MAP SCALE 1"=400'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11/LOT 21
RR SPK FND	RAILROAD SPIKE FOUND / SET
IR FND	IRON ROD FOUND / SET
IP FND	IRON PIPE FOUND / SET
DH FND	DRILL HOLE FOUND / SET
BND W/DH	BOUND WITH DRILL HOLE
ST BND W/DH	STONE BOUND WITH DRILL HOLE
	RETAINING WALL
	CONCRETE PAD
LSA	LANDSCAPED AREA

PLAN REFERENCES:

1) ALTA/ACSM LAND TITLE SURVEY FOR SCHUBETT REALTY CO. INC., 674 ISLINGTON STREET, ALBANY STREET, BREWERY LANE & JEWELL COURT, PORTSMOUTH, N.H., SCALE: 1" = 30' DATED OCTOBER 6, 1997 BY MILLETE, SPRAGUE & COLWELL, INC. RCRD PLAN D-25787.

2) BOUNDARY CONSOLIDATION PLAN FOR SCHUBETT REALTY CO. INC., BREWERY LANE, PORTSMOUTH, N.H., SCALE: 1" = 30' DATED MAY 27, 1997 BY RICHARD P. MILLETTE AND ASSOCIATES. RCRD PLAN D-25788

I, JOHN R. CHAGNON, LICENSED LAND SURVEYOR, HEREBY CERTIFY:

A) THAT THIS SITE PLAN ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS SHOWN HEREON, SPECIFICALLY UNITS BH1, CH1 & CH2, FH1, AND SH1-SH3, AND

B) THAT SAID UNITS SH1-SH3, AND CH1 & CH2 HAVE BEEN SUBSTANTIALLY COMPLETED, AND

C) THAT SAID UNITS BH1, AND FH1 ARE NOT YET COMPLETED, AND ARE SUBMITTED AS CONVERTIBLE SPACE, AND

D) THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B : 20.

JOHN R. CHAGNON, LLS #738

12/20/12
DATE

THIS PLAN IS A CONDOMINIUM INSTRUMENT UNDER RSA CHAPTER 356-B AND IS NOT A SUBDIVISION OF LAND.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

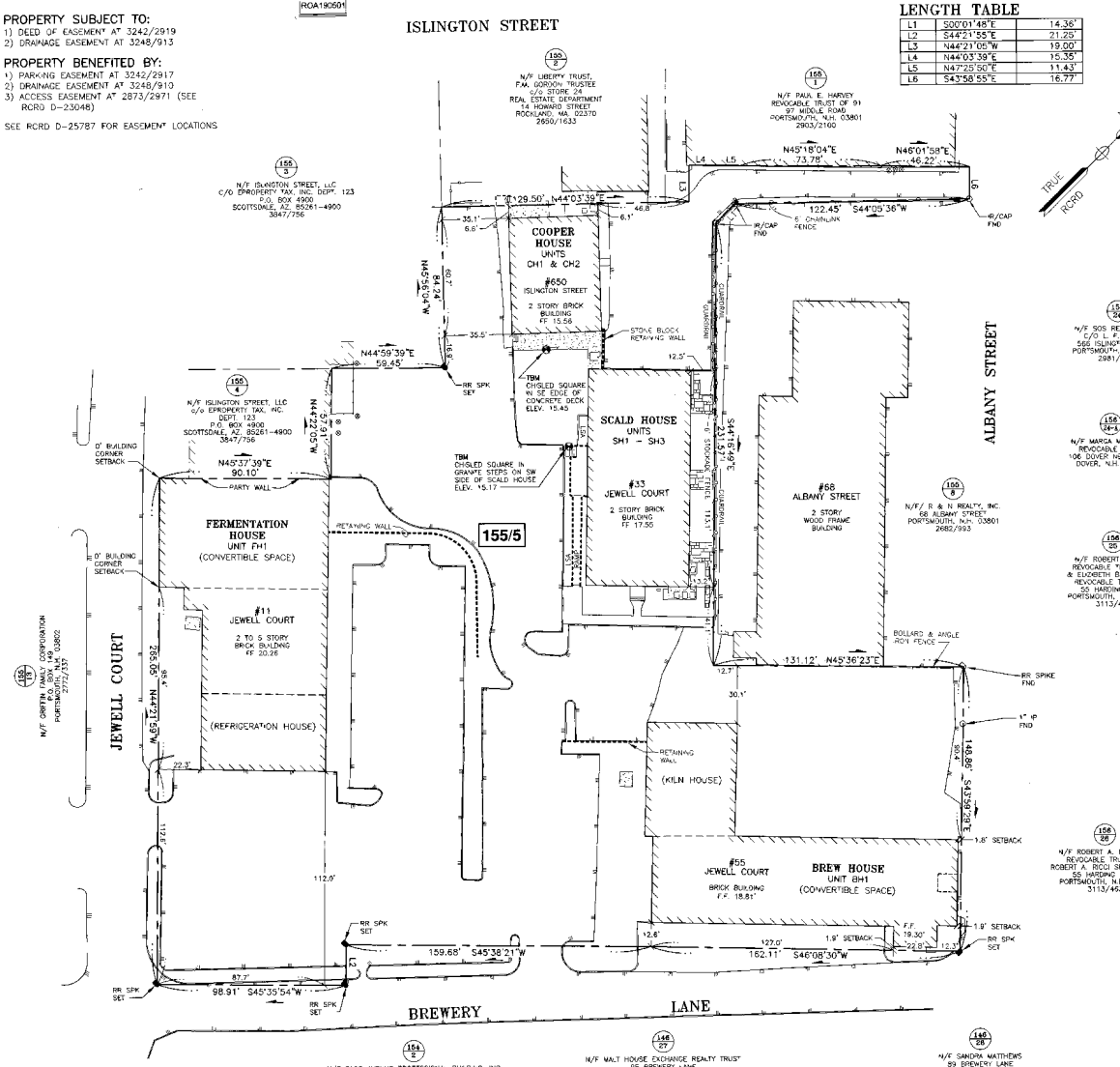
JOHN R. CHAGNON, LLS #738

12/26/12
DATE

PROPERTY SUBJECT TO:
1) DEED OF EASEMENT AT 3242/2919
2) DRAINAGE EASEMENT AT 3248/913

PROPERTY BENEFITED BY:
1) PARKING EASEMENT AT 3242/2917
2) DRAINAGE EASEMENT AT 3248/913
3) ACCESS EASEMENT AT 2873/2971 (SEE RCRD D-23048)

SEE RCRD D-25787 FOR EASEMENT LOCATIONS


ISLINGTON STREET
ALBANY STREET
JEWELL COURT
BREWERY LANE
N/F LIBERTY TRUST, P.M. GORDON, TRUSTEE c/o STORE 24 REAL ESTATE DEPARTMENT 14 HOWARD STREET ROCKLAND, MA. 02370 2650/1633
N/F PAUL E. HARVEY REVOCABLE TRUST OF 91 97 MIDDLE ROAD PORTSMOUTH, N.H. 03801 2903/2100
N/F ISLINGTON STREET, LLC c/o EPROPERTY TAX, INC. DEPT. 123 P.O. BOX 4900 SCOTTSDALE, AZ. 85261-4900 3847/756
N/F SOS REALTY TRUST C/O L. F. QUARIZO 565 ISLINGTON STREET PORTSMOUTH, N.H. 03801 2981/1553
N/F MARCA M. COULP REVOCABLE TRUST 106 DOVER NECK ROAD DOVER, N.H. 03820
N/F R & N REALTY, INC. 68 ALBANY STREET PORTSMOUTH, N.H. 03801 2682/993
N/F ROBERT A RICCI REVOCABLE TRUST 93 & ELIZABETH BAYOK RICCI REVOCABLE TRUST 93 55 HARDING ROAD PORTSMOUTH, N.H. 03801 3113/457
N/F ROBERT A. RICCI SR. REVOCABLE TRUST 93 ROBERT A. RICCI SR. TRUSTEE 55 HARDING ROAD PORTSMOUTH, N.H. 03801 3113/463
N/F GRIFFIN FAMILY CORPORATION P.O. BOX 140 PORTSMOUTH, N.H. 03802 2772/337
N/F ISLINGTON STREET, LLC c/o EPROPERTY TAX, INC. DEPT. 123 P.O. BOX 4900 SCOTTSDALE, AZ. 85261-4900 3847/756
N/F SACO AVENUE PROFESSIONAL BUILDING, INC 188 SACO AVENUE OLD ORCHARD, ME. 04064 3396/1704
N/F MALT HOUSE EXCHANGE REALTY TRUST 85 BREWERY LANE PORTSMOUTH, N.H. 03801 2870/1765
N/F SANDRA MATTHEWS 89 BREWERY LANE PORTSMOUTH, N.H. 03801 2809/465
COOPER HOUSE UNITS CH1 & CH2 #650 ISLINGTON STREET 2 STORY BRICK BUILDING FF 15.56
SCALD HOUSE UNITS SH1 - SH3 #33 JEWELL COURT 2 STORY BRICK BUILDING FF 17.55
#68 ALBANY STREET 2 STORY WOOD FRAME BUILDING
FERMENTATION HOUSE UNIT FH1 (CONVERTIBLE SPACE)
#11 JEWELL COURT 2 TO 5 STORY BRICK BUILDING FF 20.26
(REFRIGERATION HOUSE)
(KILN HOUSE)
#55 JEWELL COURT BREW HOUSE UNIT BH1 (CONVERTIBLE SPACE) BRICK BUILDING F.F. 18.81'
155/5
N45°18'04"E 73.78'
N46°01'58"E 46.22'
S44°05'36"W 122.45'
N44°03'39"E 129.50'
N44°59'39"E 59.45'
N45°37'39"E 90.10'
S45°38'21"W 159.68'
S45°39'54"W 98.91'
N44°27'20"W 286.90'
N45°27'40"W 90.00'
S44°59'39"W 146.88'
131.12' N45°36'23"E
TRUE NORTH D-25787 RCRD
GRAPHIC SCALE
30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

LENGTH TABLE

L1	S00°01'48"E	14.36'
L2	S44°21'55"E	21.29'
L3	N44°21'05"W	19.00'
L4	N44°03'39"E	15.35'
L5	N47°25'50"E	11.43'
L6	S43°58'55"E	16.77'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 155 AS LOT 5.

2) OWNER OF RECORD/DECLARANT:
COOPER MALT, LLC
125 BREWERY LANE
SUITE 7
PORTSMOUTH, N.H. 03801
4509/1170
D-25788

3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. MAY 17, 2005.

4) EXISTING LOT AREA:
119,112 S.F.
2.7344 ACRES

SUBMITTED AREA:
119,112 S.F.
2.7344 ACRES

5) PARCEL IS LOCATED IN THE BUSINESS DISTRICT (B).

6) SEE RCRD D-25787 FOR COMPLETE PROPERTY EASEMENT & RESTRICTION INFORMATION.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE DECLARATION OF A CONDOMINIUM IN ACCORDANCE WITH RSA 356-B.

8) DATUM: CITY OF PORTSMOUTH SEWER DATUM (MEAN SEA LEVEL)

9) OFFSETS SHOWN HEREON ARE TO BUILDING FACE AND ARE PERPENDICULAR TO BOUNDARY LINES.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 430-2315

NO.	DESCRIPTION	DATE
1	ISSUED FOR RECORDING	12/26/12
0	ISSUED FOR COMMENT	12/12/11

REVISIONS

CONDOMINIUM SITE PLAN
TAX MAP 155, LOT 5
SHULTZE'S BREW YARD CONDOMINIUM

FOR

COOPER MALT, LLC

11, 33, & 55 JEWELL COURT, &
650 ISLINGTON STREET,
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 30' SHEET 1 OF 4 NOVEMBER 2011

FB 205, PG 1 1666

D-37570 sheet 1 of 4

City of Portsmouth, NH

April 9, 2021

3156-1959 Row?
2390-1735
2284-1037
2230-1708
2209-323
1806-239
1514-226
1399-199
1297-127 1993
ORIGINAL DESC
PORTION
947-39

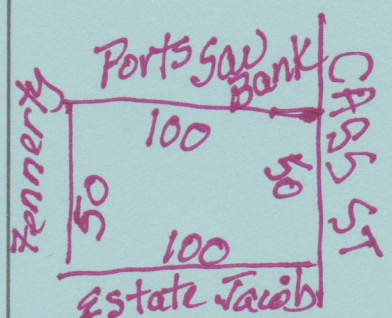
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

???

947-039 1936



B

CD4

MAPLEWOOD AVE

DEER ST

CD5

BOW ST

HANOVER ST

DANIEL ST

CONGRESS ST

NRP

STATE ST

Civic

CD4-L1

MCDONOUGH ST

ISLINGTON ST

CD4-L2

GRC

CD4-W